



**City Planning & Sustainability
Development Services**

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25 September 2024

Saila Property Development Pty Ltd
C/- Wolter Consulting Group
PO Box 436
NEW FARM QLD 4005

ATTENTION: Toby Heap
Application Reference: A006494916
Address of Site: 480 ROCHEDALE RD ROCHEDALE QLD 4123

Dear Toby,

RE: Further advice

An assessment of the revised proposal submitted in response to the Information Request has been undertaken. Following the assessment, a number of outstanding matters have been identified need to be addressed for the application to progress. Provide a response to the following:

1) Stormwater

Lot 16 cannot be lower than the proposed basin embankment level on the adjacent land at 32 Premier Street. The lot would need to be significantly (>500mm) higher being above 74m AHD (ideally the lot should be 150mm above embankment level) and in all circumstances cannot flood if the basin were to completely block.

The ROL needs to be shown to connect stormwater to the stormwater network through downslope properties and then the trunk stormwater in Ford Road and Gardner Road, not temporary drainage swales. Submit amended plans to show:

- a) Lot 16 level higher than adjacent basin embankment levels.
- b) Stormwater to connect to the stormwater network through downslope properties and then the trunk stormwater in Ford Road and Gardner Road, not a temporary drainage solution.
- c) Amend associated earthworks plan to reflect new levels as above.

2) Traffic

The location of the speed platform conflicts with a future road anticipated over 470 Rochedale Road. The speed platform is not considered to be suitable within a T junction and would need to be removed with development of 470 Rochedale Road (likely replaced with a modified T intersection). Requiring the Refuse collection vehicle (RCV) to manoeuvre over the speed platform on the turn out of the temporary turning area as shown in the swept path diagram is also undesirable.

Installing the speed platform at the frontage of proposed Lot 15 would remove the device from the future T intersection. Relocating the device further north is not supported as it would impact on the RCV interim turning area.

- a) Provide amended plans to show the proposed speed platform located on the frontage of Lot 15.

3) Significant Vegetation

Based on the submitted information T16, T25, T26 and T29 are likely to meet criteria 4) Landscape character (site cooling and amenity) and/or criteria 5) Cultural/historical value (Rochedale history of market gardens/orchards) of the Vegetation Planning scheme policy (VPSP). These trees are not likely to be impacted by underground services (water/sewer/drainage) and are within an area with limited proposed cut and fill. It appears that the development could consider amalgamation of proposed Lots 11 and 12 to allow for a building envelope to be defined outside of the Tree Protection Zone (TPZ) and to allow for retention of significant vegetation and development to occur. In accordance with PO2 of the Rochedale urban community neighbourhood plan, PO19 of the Subdivision code and the VPSP, submit revised plans and additional information which provides:

- a) Additional images, comments and information by a suitably qualified arborist (AQF Level 5) regarding the general health, character and form of Trees T25, T26 and T29;
- b) Further justification and explanatory notes and images on individual trees or stands of trees where removal is considered warranted;
- c) Revised development plans, including Tree Retention and Removal Plan and Tree Survey Table which illustrates the retention of significant vegetation through appropriate development design, layout, construction and operational measures;
- d) Where works are proposed within the Tree Protection Zone (TPZ) of significant vegetation to be retained, demonstrate that the proposed development and construction methodology will not exceed a 10% encroachment within the TPZ or adversely affect the long-term health of these trees.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,



(Katrina Bogoevski on behalf of)
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